

Nassau County Comparable Sales Report S/B/L: 27/13/211

 Subject	Your property has been valued using mass appraisal techniques.	 Sale #1	 Sale #2	 Sale #3
Property Address	58 SUMMIT ST OYSTER BAY, NY 11771	14 RUSH PL OYSTER BAY, NY 11771	55 TOOKER AVE OYSTER BAY, NY 11771	19 IRVING CT OYSTER BAY, NY 11771
Town/School Dist/Village	OB-3009	OB-3009	OB-3009	OB-3009
Account Number	27013 02110	27028 00460	27014 00150	27013 03150
Sale Date		April 20, 2018	April 5, 2017	August 27, 2018
Sale Price		\$535,000	\$585,650	\$290,000
Time Adjustment Factor		1.01	1.07	1
Time Adjusted Sale Price		\$540,395	\$628,267	\$290,000
Total % Adjustment		6.84 %	-15.32 %	39.30 %
Adjusted Sales Price		\$577,365	\$531,990	\$403,967
 Subject	Your property has been valued using mass appraisal techniques.	 Sale #4	 Sale #5	 Sale #6
Property Address	58 SUMMIT ST OYSTER BAY, NY 11771	38 CAPITAL HEIGHTS RD OYSTER BAY, NY 11771	178 ANSTICE ST OYSTER BAY, NY 11771	37 WEEKS AVE OYSTER BAY, NY 11771
Town/School Dist/Village	OB-3009	OB-3009	OB-3009	OB-3009
Account Number	27013 02110	24001 00560	27021 01550	27013 01260
Sale Date		September 7, 2018	August 22, 2017	September 23, 2016
Sale Price		\$690,000	\$517,000	\$410,500
Time Adjustment Factor		1	1.05	1.11
Time Adjusted Sale Price		\$690,000	\$543,602	\$456,113
Total % Adjustment		-2.13 %	-10.83 %	23.99 %
Adjusted Sales Price		\$675,293	\$484,707	\$565,515

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A comprehensive search of sales in the immediate area was completed. The sales presented are most similar in terms of property characteristics related to the subject property. All of the sales are located in the same community and are in close proximity to the Subject Property. Market derived adjustments are applied to the comparable sales for differences as related to the Subject Property. With all relevant factors considered, the indicated market value is well supported with an effective date of valuation, January 2, 2019.

Subject Market Value: \$517,000

As of January 2, 2019